



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Francine Donshick
R. Michael Flick
Linda Kennedy
Daniel Lazzareschi, Vice-Chair
Kate S. Nelson
Patricia Phillips
Rob Pierce, Chair
Secretary
Trevor Lloyd

Tuesday, January 2, 2024
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/84272659406>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 842 7265 9406**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 842 7265 9406** and pressing #.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php> and will also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Development Code Amendment Case Number WDCA23-0005 (Village Green Community Area Modifiers)**
- **Master Plan Amendment Case Number WMPA23-0003, Regulatory Zone Amendment Case Number WRZA23-0003 and Development Code Amendment Case Number WDCA23-0003 (Sutcliffe Community Area Modifiers)**
- **Development Code Amendment Case Number WDCA23-0004 (Accessory dwelling units, detached accessory structures, manufactured housing, and battery-charged fences)**
- **Master Plan Amendment Case Number WMPA23-0008 and Regulatory Zone Amendment Case Number WRZA23-0009 (Thompson Family Trust)**

Possible Changes to Agenda and Timing. Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. Items on this agenda may also be moved to or from the consent section. Items designated for a specified time will not be heard prior to the stated time but may be heard later.

Public Comment. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and planning items and should be about the specific item being considered by the Commission. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Commission or by action of the Chair. All comments are to be directed to the Commission as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. Any public wishing to present printed materials at the hearing must bring eight (8) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Brandon Roman (broman@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Staff cannot accept thumb drives.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on December 29, 2023, to the Committee members prior to the meeting.

Responses to Public Comments. The Planning Commission may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commission members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Commission will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

Forum Restrictions and Orderly Conduct of Business. The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

Posting of Agenda. Pursuant to NRS 241.020(4)(b), the Agenda for the Planning Commission has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A);

and has been electronically posted at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials. Copies of this agenda and supporting materials for the items on the agenda provided to the Planning Commission may be obtained online at https://www.washoecounty.gov/csd/planning_and_development/board_commission/planning_commission/index.php or at the Planning and Building Division's Office (contact Brandon Roman, 1001 E. Ninth Street, Building A, Room A275, phone (775) 328-3606, E-mail (broman@washoecounty.gov)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Supporting materials are available to the public at the same time as they are available to Planning Commissioners. If materials are distributed at a meeting, they are available within one business day after the meeting.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g., sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Building Division at (775) 328-6100 at least two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

6:00 p.m.

- 1. Call to Order and Determination of Quorum [Non-action item]**
- 2. Pledge of Allegiance [Non-action item]**
- 3. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone [Non-action item]**
- 4. Appeal Procedure [Non-action item]**
- 5. Public Comment [Non-action item]**

Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

- 6. Approval of the January 2, 2024, Agenda [For possible action]**
- 7. Approval of the [November 7, 2023, Draft Minutes](#) [For possible action]**

Commission members may identify any additions or corrections to the draft minutes as transcribed.
- 8. Public Hearings [For possible action]**

- A. Development Code Amendment Case Number WDCA23-0005 (Village Green Community Area Modifier) [For possible action]** – For hearing, discussion and possible action to initiate an amendment and approve a resolution recommending an amendment to Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers, to include provisions related to: applicability, exceptions, setbacks, building height, truck delivery areas, utilities, architecture, lighting, exterior sign lighting, parking lot lighting, landscaping, Calle de la Plata and Pyramid Way streetscapes, buffer yards, transportation improvements, and public trail easements; and all matters necessarily connected therewith and pertaining thereto.

The adoption of this development code amendment will sunset the Village Green Commerce Center Specific Plan located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10). The Village Green Commerce Center Specific Plan was incorporated into the Development Code via Ordinance No. 1709, adopted by the Board of County Commissioners on December 12, 2023. This proposed development code amendment incorporates standards from the Village Green Commerce Center Specific Plan directly into the development code.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Location: Spanish Springs
- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: joloander@washoecounty.gov

- B. Master Plan Amendment Case Number WMPA23-0003, Regulatory Zone Amendment Case Number WRZA23-0003 and Development Code Amendment Case Number WDCA23-0003 (Sutcliffe Community Area Modifiers) [For possible Action]** - For hearing, discussion, and possible action to:

- (1) Approve a resolution to initiate and adopt an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to change the master plan land use designation for five parcels (APNs: 079-230-01, 03, 04, 07 & 11) from Rural (R) to Commercial (C) and to assign a master plan land use designation of Commercial (C) to two parcels without a current master plan land use designation (APNs: 079-230-02 & 06);
- (2) Subject to final approval of the associated master plan amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, approve a resolution to initiate and recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from General Rural (GR) to Neighborhood Commercial (NC); three parcels (APNs: 079-230-04, 07 & 11) from Specific Plan (SP) to Neighborhood Commercial (NC); and to assign a regulatory zone of Neighborhood Commercial (NC) to two parcels without any regulatory zone designation (APNs: 079-230-02 & 06);
- (3) To approve a resolution to initiate and recommend approval of an amendment to Washoe County Code Chapter 110 (Development Code), Article 222 Truckee Canyon Area, to add a

new section for the Sutcliffe Community Area Modifiers which: designates parcels subject to the modifiers, specifies exceptions to the development standards for the neighborhood commercial regulatory zone for the Sutcliffe community area, provides for additional residential uses which shall be allowed by right in the Sutcliffe Community area, and provides for additional commercial uses which shall be allowed with a special use permit in the Sutcliffe Community area; and

(4) Sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07 & 11).

- Applicant: Washoe County
- Property Owner: Shawn Murphy, Pyramid Arrowhead RV LLC, Pyramid Lake Paiute Tribe, Dillon Brown, & JGFP Group LLC
- Location: Off Sutcliffe Drive & SR 445
- APN: 079-230-01, 02, 03 & 04, 06, 07 & 11
- Parcel Size: 0.277, 2.23, 0.0079, 9.05, 0.606, 9.7 & 1.46 acres
- Existing Master Plan: Rural (R)
- Proposed Master Plan: Commercial (C)
- Existing Regulatory Zone: General Rural (GR) & Specific Plan (SP)
- Proposed Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 820, Amendment of Master Plan; Article 821, Amendment of Regulatory Zone; & Article 818, Amendment of Development Code
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

C. [Development Code Amendment Case Number WDCA23-0004 \(Accessory dwelling unit, detached accessory structures, manufactured housing, and battery-charged fences\)](#) [For possible action]

- For hearing, discussion and possible action to initiate an amendment and approve a resolution to recommend amending Washoe County Code Chapter 110 (Development Code) by modifying various sections in Division Three- Regulation of Uses and Division Four- Development Standards, in order to update regulations related to accessory dwelling units, detached accessory structures, manufactured housing, and battery-charged fences. These updates include deleting a section specifying the procedure and findings for placing a manufactured home that is less than 1,200 square feet in size; and modifying various sections to: allow detached accessory dwelling units as an allowed use by right in certain residential regulatory zones; require detached accessory dwelling units on parcels ½ acre in size or smaller to be subject to the administrative review permit process in Article 809; update the maximum square footage for both attached and detached accessory dwelling units; define “minor accessory dwelling unit”; modify permitting requirements for detached accessory structures; update the minimum square footage for manufactured homes; and add provisions related to battery-charged fences as required by NV SB 208 (2023); and all matters necessarily connected therewith and pertaining thereto.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input

and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Development Code: Authorized in Article 818, Amendment of Development Code
- Commission District: All Districts
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-Mail: koakley@washoecounty.gov

D. Master Plan Amendment Case Number WMPA23-0008 and Regulatory Zone Amendment Case Number WRZA23-0009 (Thompson Family Trust) [For possible action] - For hearing, discussion, and possible action to :

- (1) Approve an amendment to the Southwest Truckee Meadows Area Plan, a component of the Washoe County Master Plan, to redesignate 8.36 acres of two parcels totaling 81.83 acres from Rural (R) to Suburban Residential (SR); and
- (2) Subject to final approval of the associated master plan amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the Southwest Truckee Meadows Regulatory Zone Map, to redesignate 8.36 acres of the same parcels from General Rural (GR) (1 dwelling unit/40 acres) to Low Density Suburban (LDS) (1 du/acre); and
- (3) If approved, authorize the chair to sign resolutions to this effect.

- Applicant: David Thompson
- Property Owner: Thompson Family Trust
- Location: Southeast of intersection of Hunters Peak Rd and Hunter Falls Cir
- APN: 041-650-04 & 041-650-05
- Parcel Size: 41.56 & 40.27 acres
- Existing Master Plan: Rural (R)
- Proposed Master Plan: Rural (R) and Suburban Residential (SR)
- Existing Regulatory Zone: General Rural (GR)
- Proposed Regulatory Zone: General Rural (GR) and Low-Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
- Commission District: 1 – Commissioner Hill
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

9. Chair and Commission Items [Non-action item]

- A. Future agenda items
- B. Requests for information from staff

10. Director's and Legal Counsel's Items [Non-action item]

- A. Report on previous Planning Commission items
- B. Legal information and updates

11. Public Comment [Non-action item]

Comments heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item. Comments are to be made to the Planning Commission as a whole.

12. Adjournment [Non-action item]